



TO LET

38,750 sq ft (3,600 sq m)

**Exceptional R&D building with office,
laboratory and storage space**

202

202 LANCASTER WAY | ELY | CB6 3NX

Infinitely superior space



38,750 sq ft mid-tech unit



Fully fitted, flexible space



Located at the front of the tech quarter of Lancaster Way Business Park



Suitable for a wide range of occupiers



12 minutes by train to Cambridge North – subsidised bus link to the station



Occupiers in the tech quarter include Cambridge Commodities, CMR Surgical, Ellutia and ThorLabs



On-site amenities



Thriving business community



202

LANCASTER
WAY
ELY



Specification

202 Lancaster Way is a fully fitted R&D building arranged over two floors providing Class 1 laboratory space, in addition to cold storage, associated warehousing with full height racking, Cat A office accommodation and ancillary areas.

The property is designed to be adaptable to various research based uses with plant capacity for CL 1/2 laboratories, GMP, clean rooms and cold storage.

The building lies within a landscaped plot with 91 car parking spaces including 4 disabled bays and 2 electric vehicle charging bays.



Fully Fitted mid-tech Unit



Nine laboratories



Kitchen and Breakout Space



PV Panels



Cold Rooms



Fume Cupboard



EV Charging Points



Racked Warehouse



Goods Lift



RO Water System



Fitted Benching



Air Conditioned Offices



202 LANCASTER
WAY
ELY





Accommodation

202 Lancaster Way presents a unique opportunity for an occupier to lease a building which encompasses a laboratory, warehouse and office specification.

Gross Internal Area	Sq M	Sq Ft
First Level	1,632.3	17,570
Ground Level	1,967.7	21,180
TOTAL GIA	3,600.0	38,750

Floor plans

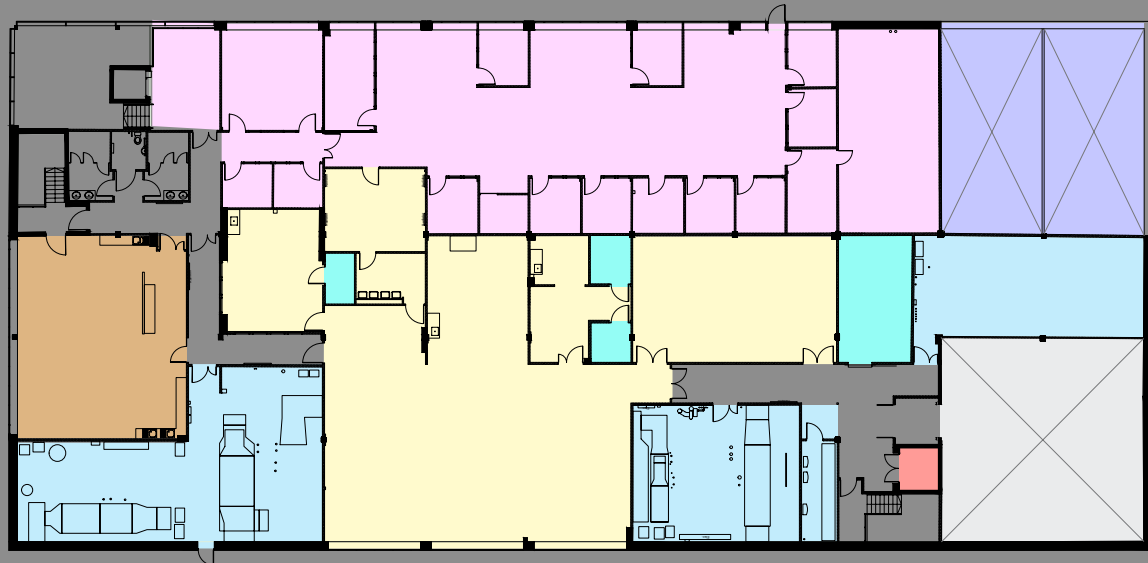
Key:

- Cold Stores
- Laboratory
- Stores
- Warehouse with racking
- Offices
- Kitchen / Breakout space
- Plant
- Goods In / Out
- Goods Lift

Ground Floor



First Floor



Plans for indicative purposes only. Common Areas Not to scale.



MEZZANINE OVERLOOKING WAREHOUSE RACKING



COUNTRYSIDE VIEWS OF ELY CATHEDRAL



TANK ROOMS



FULL HEIGHT ATRIUM



COLD ROOMS



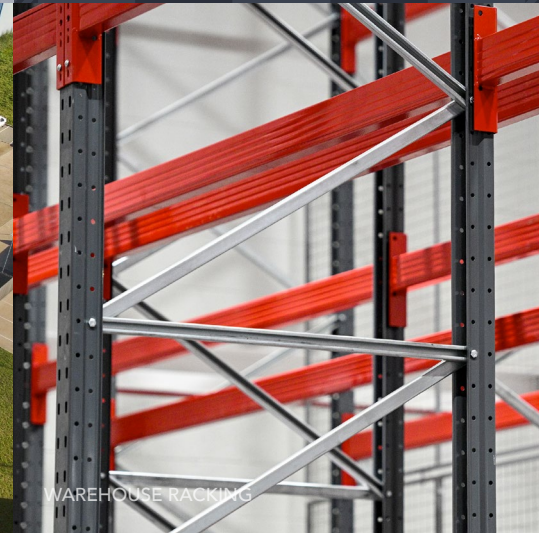
PV PANELS



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MAIN ENTRANCE



WAREHOUSE RACKING



HIGH SPECIFICATION FINISHES



Why Ely?

Ely's strategic location near Cambridge positions it as an attractive destination for businesses seeking proximity to the city's tech hub while enjoying a more serene and cost-effective environment.

With excellent transport links, including direct rail connections to Cambridge and London, Ely offers convenient access to major economic centres.

Its growing infrastructure and business parks provide ample opportunities for companies to establish a presence in a thriving commercial landscape.

Moreover, Ely's charming blend of historic architecture and picturesque surroundings creates an appealing backdrop for business operations, offering a unique blend of productivity and quality of life.



Quick connections to Cambridge via road and rail



Average price in Ely over the last year £397,213, Cambridge is £587,654 (Rightmove) – an affordable place to live



Occupational costs significantly below Cambridge prices



Population – 15,102 (2001 Census)



Local population 44.96% at Level 4 (Bachelors degree, Masters Degree or PHD) compared to 33.92% England average.



Workforce stat



Housing growth and sustainability stats



Lancaster Way Business Park Ely

The established business park to the north of Cambridge

Set in 175 acres, offering excellent amenities including gym, café, nursery, trim trail, EV charging, dentist and a MOT centre. Green spaces boost staff wellbeing, and the latest tech includes superfast broadband and dedicated leased lines. Occupiers also benefit from first-class 24/7 security

and can call on the supportive on-site management team who provide a rapid response to all enquiries. Home to a wide ranging and thriving business community who occupy a range of industrial and commercial properties, the Park is an ideal location for your new headquarters.



24/7 on-site security for 365 days, CCTV and ANPR



Enterprise Zone Status



Superfast broadband and option of leased lines



Sustainable park management



Excellent amenities and green spaces promoting staff wellbeing



On-site management team ready to support your business

1. On-site Café with community outdoor space

2. Section aerial view of Lancaster Way Business Park

3. 24/7 on-site security all year with CCTV and ANPR

2022 LANCASTER WAY ELY

IN GOOD COMPANY



THORLABS





Further information

Viewings

Strictly through the sole letting agents.
Available upon new lease by negotiation.

Owner Occupation also considered.



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The Code for Leasing Business Premises in England and Wales recommends you seek professional advice before agreeing a business tenancy. The Code is available through professional institutions and trade associations or through the website www.lettingbusinesspremises.co.uk. These particulars are intended to give a fair description of the property but their strict accuracy is not guaranteed neither do they constitute part or an offer/ contract. Applicants must satisfy themselves as to the correctness of the information contained herein before entering into a binding contract. All prices and rentals quoted are exclusive of VAT (if chargeable). The services, fixtures, fittings, appliances and other items of equipment referred to herein have not been tested by this firm. Therefore no warranty can be given as to their condition and applicants must satisfy themselves in this respect. **August 2024**